



# APPLICATION FOR VARIANCE

State Form 44400 (R7 / 10-13)

Approved by State Board of Accounts, 2013

INDIANA DEPARTMENT OF HOMELAND SECURITY

CODE SERVICES SECTION

302 West Washington Street, Room W246

Indianapolis, IN 46204-2739

[http://www.in.gov/dhs/fire/fp\\_bs\\_comm\\_code/](http://www.in.gov/dhs/fire/fp_bs_comm_code/)



**INSTRUCTIONS:** Please refer to the attached four (4) page instructions.  
Attach additional pages as needed to complete this application.

Variance number (Assigned by department)

## 1. APPLICANT INFORMATION (Person who would be in violation if variance is not granted; usually this is the owner)

Name of applicant	Title
Eric Schneider	General Manager
Name of organization	Telephone number
Sycamore Hills Golf Club	(260) 625-4324
Address (number and street, city, state, and ZIP code)	
11836 Covington Road , Ft. Wayne, IN 46814	

## 2. PERSON SUBMITTING APPLICATION ON BEHALF OF THE APPLICANT (If not submitted by the applicant)

Name of applicant	Title
Christina M. Colleser	Principal
Name of organization	Telephone number
RTM Consultants, Inc.	(317) 329-7700
Address (number and street, city, state, and ZIP code)	
6640 Parkdale Place, Suite J, Indianapolis, IN 46254	

## 3. DESIGN PROFESSIONAL OF RECORD (If applicable)

Name of design professional	License number
Cory D. Miller	AR10100148
Name of organization	Telephone number
SchenkelShultz	(260) 424-9080
Address (number and street, city, state, and ZIP code)	
111 E Wayne St, Ste 555, Ft. Wayne, IN 46802	

## 4. PROJECT IDENTIFICATION

Name of project	State project number	County
Sycamore Hills Golf Club	374244	Allen
Address of site (number and street, city, state, and ZIP code)		
1836 Covington Road , Ft. Wayne, IN 468146		

Type of project

☐ New ☒ Addition ☐ Alteration ☐ Change of occupancy ☐ Existing

## 5. REQUIRED ADDITIONAL INFORMATION

The following required information has been included with this application (check as applicable):

- ☒ A check made payable to the Indiana Department of Homeland Security for the appropriate amount. (see instructions)
- ☒ One (1) set of plans or drawings and supporting data that describe the area affected by the requested variance and any proposed alternatives.
- ☒ Written documentation showing that the local fire official has received a copy of the variance application.
- ☒ Written documentation showing that the local building official has received a copy of the variance application.

## 6. VIOLATION INFORMATION

Has the Plan Review Section of the Division of Fire and Building Safety issued a Correction Order?

☐ Yes (If yes, attach a copy of the Correction Order.) ☒ No

Has a violation been issued?

☐ Yes (If yes, attach a copy of the Violation and answer the following.) ☒ No

Violation issued by:

☐ Local Building Department ☐ State Fire and Building Code Enforcement Section ☐ Local Fire Department

**7. DESCRIPTION OF REQUESTED VARIANCE**

Name of code or standard and edition involved

**2008 Indiana Building Code  
General Administrative Rules**

Specific code section:

**903.2.1  
12-4-12 (c)**Nature of non-compliance *(Include a description of spaces, equipment, etc. involved as necessary.)*

An addition is being added to the existing Golf Club House. The existing building is comprised of an original two story house and one story club addition, both with full basements. The building is constructed of and classified as is type V-B construction and is used for golf cart storage, dining rooms, offices, locker rooms and proshop. The building is nonseparated uses and the fire area exceeds 5,000 square feet. The existing building is 33,537 square feet with a 8,337sf addition planned adding area to the dining rooms and covered patio. Compliance with the 2008 Building code requires fire area and allowable area requires installation of an automatic sprinkler system throughout the new and existing building. The first and second stoy of the histo original building and an existing detached pavillion will not be sprinklered as part of this project.

**8. DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE PROTECTED**

Select one of the following statements:

- ☐ Non-compliance with the rule will not be adverse to the public health, safety or welfare; or
- ☒ Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare. Explain why alternative actions would be adequate *(be specific)*.

Facts demonstrating that the above selected statement is true:

The new addition will be fully sprinklered and the existing basement is currently sprinkleredThe existing historical structure presents challenges as shown on the attached drawing. The sprinkler system will be extended back into the the existing first floor area, dining areas, locker rooms, kitchen, and pro shop will be sprinklered.

Closely spaced sprinklers will be provided, six foot on center and within two feet of the wall connecting the sprinklered area to the nonsprinklered building.

**9. DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE**

Select at least one of the following statements:

- ☐ Imposition of the rule would result in an undue hardship *(unusual difficulty)* because of physical limitations of the construction site or its utility services.
- ☐ Imposition of the rule would result in an undue hardship *(unusual difficulty)* because of major operational problems in the use of the building or structure.
- ☒ Imposition of the rule would result in an undue hardship *(unusual difficulty)* because of excessive costs of additional or altered construction elements.
- ☐ Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure.

Facts demonstrating that the above selected statement is true:

The existing building is historical in nature and fund to renovate this are are not available to complete the sprinkler system in these areas in this project. This project provided benefit to the owners by adding needed area to the dining spaces while increasing life safety by extending sprinklers into the highly occupaied areas of the building.

**10. STATEMENT OF ACCURACY**

I hereby certify under penalty of perjury that the information contained in this application is accurate.

Signature of applicant or person submitting application	Please print name <b>Christina M. Collester</b>	Date of signature <i>(month, day, year)</i>
Signature of design professional <i>(if applicable)</i>	Please print name <b>Cory D Miller</b>	Date of signature <i>(month, day, year)</i>

**11. STATEMENT OF AWARENESS *(If the application is submitted on the applicant's behalf, the applicant must sign the following statement.)***

I hereby certify under penalty of perjury that I am aware of this request for variance and that this application is being submitted on my behalf.

Signature of applicant	Please print name <b>Eric Schneider</b>	Date of signature <i>(month, day, year)</i>
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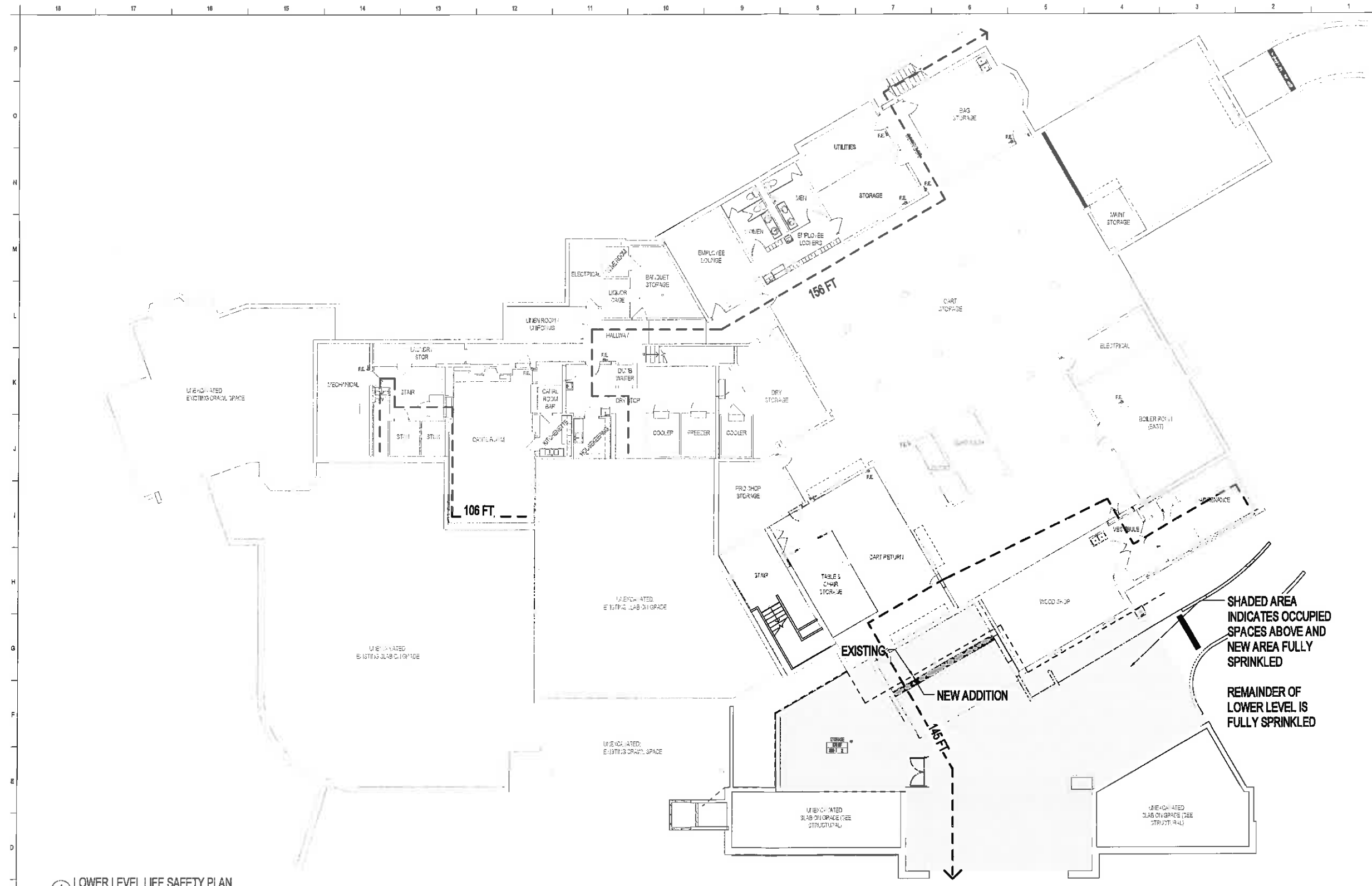


Revision Schedule		
No.	Description	Date

**WEIGAND**  
CONSTRUCTION  
At 7800 Honeywell Drive, Fort Wayne, IN 46825  
P. 260.430.7449 F. 260.430.6449  
www.weigandconstruction.com

**SYCAMORE HILLS**  
Sycamore Hills Golf Club:  
Clubhouse Addition & Renovation  
  
Sycamore Hills Golf Club  
11836 Covington Road  
Fort Wayne, Indiana 46814

LOWER LEVEL LIFE SAFETY PLAN  
**A-030**  
Submitted: CONSTRUCTION SET  
Issue Date: 10-31-2014



① LOWER LEVEL LIFE SAFETY PLAN  
1/8" = 1'-0"

<b>PROJECT SUMMARY</b> THIS PROJECT CONSISTS OF ADDITIONS AND RENOVATIONS TO THE EXISTING SYCAMORE HILLS GOLF COURSE CLUBHOUSE. SPECIFICALLY: ADDITION OF 574 (ENCLOSED) AND 2283 (OPEN, BUT OCCUPIED OVERHEAD) ON LOWER LEVEL AND 4812 SF ADDITION ON THE FIRST FLOOR AND 3300 SF RENOVATED, LOCATED ON COVINGTON ROAD IN FORT WAYNE, INDIANA. THE PROJECT IS BEING CONSTRUCTED FOR THE SYCAMORE HILLS GOLF CLUB TO EXPAND MEMBER SERVICES EXPERIENCE.		<b>AGENCIES HAVING JURISDICTION</b> BUILDING: ALLEN COUNTY BUILDING DEPARTMENT FIRE/LIFE SAFETY: ALLEN COUNTY BUILDING DEPARTMENT / FORT WAYNE FIRE DEPARTMENT		<b>BUILDING HEIGHT / NUMBER OF STORIES / FLOOR AREA</b> ALLOWABLE HEIGHT: 3 STORIES / 574 (SPRINKLER INCREASE) ACTUAL BUILDING HEIGHT: 1 STORY + BASEMENT / 227 ALLOWABLE BUILDING AREA: 22,900 S.F. (W/SPRINKLER INCREASE)		<b>LIFE SAFETY PLAN KEY AND LEGEND</b>	
<b>APPLICABLE CODES</b> BUILDING: INDIANA BUILDING CODE - 2008 EDITION FIRE/LIFE SAFETY: PLUMBING: INDIANA PLUMBING CODE - 2008 EDITION MECHANICAL: INDIANA MECHANICAL CODE - 2008 EDITION ELECTRICAL: INDIANA ELECTRICAL CODE - 2008 EDITION NATIONAL ELECTRICAL CODE - 2008 EDITION (BY REFERENCE) ACCESSIBILITY: 2008 INDIANA BUILDING CODE / ANSI 117.1 BY REFERENCE		<b>OCCUPANCY CLASSIFICATION</b> PRIMARY: GROUP A-3 ASSEMBLY OCCUPANCY ACCESSORY: GROUP B BUSINESS OCCUPANCY / B-3 STORAGE OCCUPANCY		<b>EGRESS</b> MIN. NUMBER OF EXITS: 3 - PER I.B.C. (7 PROVIDED) MAX. TRAVEL DISTANCE: 250 FT. - PER I.B.C. 1016.1 MAX. COMMON PATH OF TRAVEL: 75 FT. - PER I.B.C. 1011.1 MAX. DEAD END CORRIDOR: 20 FT. - PER I.B.C. 1017.3 MIN. CORRIDOR WIDTH: 44"		<b>LIFE SAFETY NOTES</b> 1. SEE ELECTRICAL PLANS FOR FIRE ALARM LOCATIONS. 2. SEE ELECTRICAL PLANS FOR EMERGENCY LIGHT LOCATIONS. 3. PROVIDE MAXIMUM OCCUPANCY SIGNS IN SPACES OF 50 OR MORE OCCUPANTS - PER I.B.C.	
<b>FIRE RESISTANCE RATING OF BLDG. ELEMENTS (I.B.C. TABLE 601)</b> PRIMARY STRUCT. FRAME: 0 HOURS BEARING WALLS - EXT.: 0 HOURS BEARING WALLS - INT.: 0 HOURS NONBEARING WALLS - EXT.: SEE TABLE 602		<b>CONSTRUCTION TYPE</b> CONSTRUCTION TYPE: TYPE V-B CONSTRUCTION, PARTIALLY SPRINKLERED (SEE TABLE 503)		<b>ROOM OCCUPANT LOAD TAG</b> ROOM AREA OCCUPANT LOAD OCCUPANCY MODIFIER		<b>STAIR CAPACITY TAG</b> EGRESS CAPACITY PER CODE FIRE EXTINGUISHERS FIRE EXTINGUISHER ON BRACKET FIRE EXTINGUISHER AND CABINET TRAVEL DISTANCE PATH TRAVEL PATH ID (SEE SCHEDULE) MAX. TRAVEL DISTANCE PATH	



ORIGINAL HISTORIC HOUSE WILL NOT BE SPRINKLED PENDING A VARIANCE APPLICATION

EXISTING PAVILLION NOT SPRINKLED

1 FIRST FLOOR LIFE SAFETY PLAN  
1/8" = 1'-0"

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sheet no.: 1401805



Project Schedule

No. Description Date

FIRST FLOOR LIFE SAFETY PLAN

A-031

Submitted: CONSTRUCTION SET Issue Date: 10-31-2014

PROJECT SUMMARY	
THIS PROJECT CONSISTS OF ADDITIONS AND RENOVATIONS TO THE EXISTING SYCAMORE HILLS GOLF COURSE CLUBHOUSE. SPECIFICALLY: ADDITION OF 574 (ENCLOSURE) AND 2368 (OPEN BUT OCCUPIED OVERHEAD) ON LOWER LEVEL AND 4812 SF ADDITION ON THE FIRST FLOOR AND 3200 SF RENOVATED. LOCATED ON COVINGTON ROAD IN FORT WAYNE, INDIANA. THE PROJECT IS BEING CONSTRUCTED FOR THE SYCAMORE HILLS GOLF CLUB TO EXPAND MEMBER SERVICES EXPERIENCE.	
APPLICABLE CODES	
BUILDING:	INDIANA BUILDING CODE - 2009 EDITION
FIRE / LIFE SAFETY:	
PLUMBING:	INDIANA PLUMBING CODE - 2008 EDITION
MECHANICAL:	INDIANA MECHANICAL CODE - 2008 EDITION
ELECTRICAL:	INDIANA ELECTRICAL CODE - 2008 EDITION NATIONAL ELECTRICAL CODE - 2008 EDITION (BY REFERENCE)
ACCESSIBILITY:	2008 INDIANA BUILDING CODE / ANSI 117.1 BY REFERENCE

AGENCIES HAVING JURISDICTION				
BUILDING:		ALLEN COUNTY BUILDING DEPARTMENT		
FIRE / LIFE SAFETY:		ALLEN COUNTY BUILDING DEPARTMENT / FORT WAYNE FIRE DEPARTMENT		
OCCUPANCY CLASSIFICATION				
PRIMARY:		GROUP A8 ASSEMBLY OCCUPANCY		
ACCESSORY:		GROUP B BUSINESS OCCUPANCY / B.3 STORAGE OCCUPANCY		
CONSTRUCTION TYPE				
CONSTRUCTION TYPE:		TYPE V-B CONSTRUCTION, PARTIALLY SPRINKLERED (IBC TABLE 503)		
FIRE RESISTANCE RATING OF BLDG. ELEMENTS (I.B.C. TABLE 601)				
PRIMARY STRUCT. FRAME:		0 HOURS	NONBEARING WALLS - INT:	0 HOURS
BEARING WALLS - EXT:		0 HOURS	FLOOR CONSTRUCTION:	0 HOURS
BEARING WALLS - INT:		0 HOURS	ROOF CONSTRUCTION:	0 HOURS
NONBEARING WALLS - EXT:		SEE TABLE 602		

BUILDING HEIGHT / NUMBER OF STORIES / FLOOR AREA	
ALLOWABLE HEIGHT:	3 STORIES (BY WSPRINKLER INCREASE)
ACTUAL BUILDING HEIGHT:	3 STORY + BASEMENT / 27'
ALLOWABLE BUILDING AREA:	22,500 S.F. (BY SPRINKLER INCREASE)
EGRESS	
MIN. NUMBER OF EXITS:	3 - PER I.B.C. (7 PROVIDED)
MAX. TRAVEL DISTANCE:	250 FT. - PER I.B.C. 1016.1
MAX. COMMON PATH OF TRAVEL:	75 FT. - PER I.B.C. 1011.1
MAX. DEAD END CORRIDOR:	20 FT. - PER I.B.C. 1017.3
MIN. CORRIDOR WIDTH:	44"

LIFE SAFETY PLAN KEY AND LEGEND	
ROOM OCCUPANT LOAD TAG	STAIR CAPACITY TAG
ROOM AREA	EGRESS CAPACITY PER CODE
OCCUPANT LOAD	
OCCUPANT MODIFIER	
DOOR CAPACITY TAG	FIRE EXTINGUISHERS
EGRESS CAPACITY PER CODE	FIRE EXTINGUISHER ON BRACKET
ARROW INDICATES DIRECTION OF TRAVEL	FIRE EXTINGUISHER AND CABINET
	TRAVEL DISTANCE PATH
	TRAVEL PATH ID (SEE SCHEDULE)
	MAX. TRAVEL DISTANCE PATH

LIFE SAFETY NOTES

- SEE ELECTRICAL PLANS FOR FIRE ALARM LOCATIONS.
- SEE ELECTRICAL PLANS FOR EMERGENCY LIGHT LOCATIONS.
- PROVIDE MAXIMUM OCCUPANCY SIGNS IN SPACES OF 50 OR MORE OCCUPANTS - PER I.B.C.

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LIFE SAFETY PLAN KEY AND LEGEND FOR POLICY AND INFORMATION  
THIS PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THIS PLAN. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DELAYS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION COSTS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION RISKS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DAMAGES. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION INJURIES. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEATHS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION LITIGATION. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION REPUTATION. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION FUTURE. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION HISTORY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION PRESENT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION PAST. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION FUTURE. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION HISTORY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION PRESENT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION PAST.

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comm no: 1401805



Revision Schedule  
No. Description Date

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weigandconstruction.com



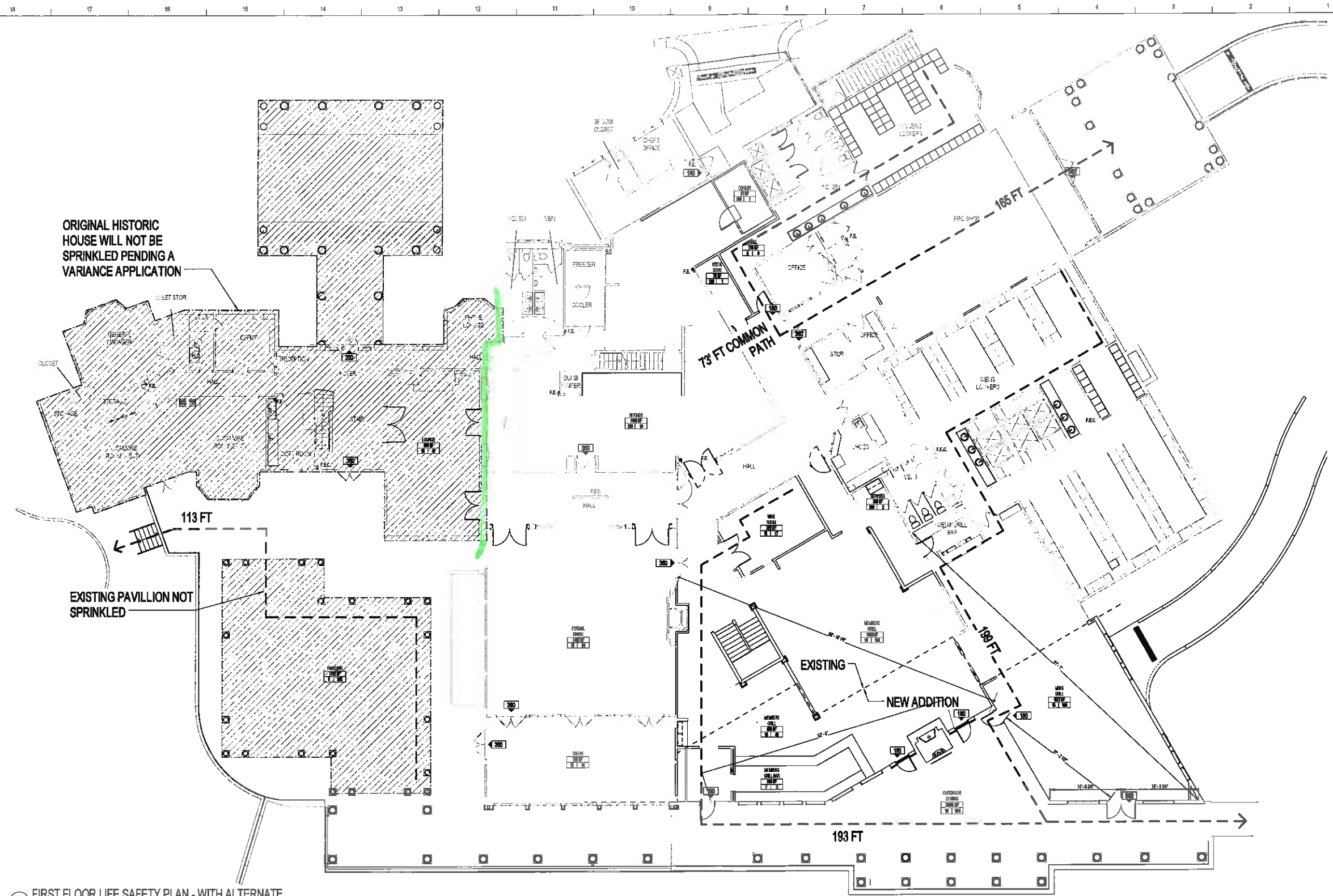
Sycamore Hills Golf Club  
Clubhouse Addition & Renovation

Sycamore Hills Golf Club  
11838 Covington Road  
Fort Wayne, Indiana 46814

FIRST FLOOR LIFE SAFETY PLAN - WITH COLONNADE ALTERNATE

**A-031A**

Submitted: 10-31-2014  
Construction Set



1 FIRST FLOOR LIFE SAFETY PLAN - WITH ALTERNATE  
1/8" = 1'-0"

PROJECT SUMMARY	
THIS PROJECT CONSISTS OF ADDITIONS AND RENOVATIONS TO THE EXISTING SYCAMORE HILLS GOLF COURSE CLUBHOUSE. SPECIFICALLY, ADDITION OF 574 (ENCLOSED) AND 2083 (OPEN BUT OCCUPIED OVERHEAD) ON LOWER LEVEL AND 4612 SF ADDITION ON THE FIRST FLOOR AND 3303 SF RENOVATED, LOCATED ON COVINGTON ROAD IN FORT WAYNE, INDIANA. THE PROJECT IS BEING CONSTRUCTED FOR THE SYCAMORE HILLS GOLF CLUB TO EXPAND MEMBER SERVICES EXPERIENCE.	
APPLICABLE CODES	
BUILDING:	INDIANA BUILDING CODE - 2008 EDITION
PLUMBING:	INDIANA PLUMBING CODE - 2008 EDITION
MECHANICAL:	INDIANA MECHANICAL CODE - 2008 EDITION
ELECTRICAL:	INDIANA ELECTRICAL CODE - 2008 EDITION NATIONAL ELECTRICAL CODE - 2008 EDITION (BY REFERENCE)
ACCESSIBILITY:	2008 INDIANA BUILDING CODE / ANSI 117.1 BY REFERENCE

AGENCIES HAVING JURISDICTION			
BUILDING:	ALLEN COUNTY BUILDING DEPARTMENT		
FIRE / LIFE SAFETY:	ALLEN COUNTY BUILDING DEPARTMENT / FORT WAYNE FIRE DEPARTMENT		
OCCUPANCY CLASSIFICATION			
PRIMARY:	GROUP A3: ASSEMBLY OCCUPANCY		
ACCESSORY:	GROUP B: BUSINESS OCCUPANCY / B3 STORAGE OCCUPANCY		
CONSTRUCTION TYPE			
CONSTRUCTION TYPE:	TYPE V-B CONSTRUCTION, PARTIALLY SPRINKLERED (IBC TABLE 603)		
FIRE RESISTANCE RATING OF BLDG. ELEMENTS (I.B.C. TABLE 601)			
PRIMARY STRUCT. FRAME:	0 HOURS	NONBEARING WALLS - INT.	0 HOURS
BEARING WALLS - EXT.	0 HOURS	FLOOR CONSTRUCTION:	0 HOURS
BEARING WALLS - INT.	0 HOURS	ROOF CONSTRUCTION:	0 HOURS
NONBEARING WALLS - EXT.	SEE TABLE 602		

BUILDING HEIGHT / NUMBER OF STORIES / FLOOR AREA	
ALLOWABLE HEIGHT:	3 STORIES / 90' (SPRINKLER INCREASE)
ACTUAL BUILDING HEIGHT:	3 STORY + BASEMENT (22')
ALLOWABLE FLOOR AREA:	22,500 S.F. (SPRINKLER INCREASE)
EGRESS	
MIN. NUMBER OF EXITS:	3 - PER I.B.C. (7 PROVIDED)
MAX. TRAVEL DISTANCE:	250 FT. - PER I.B.C. 1016.1
MAX. COMMON PATH OF TRAVEL:	75 FT. - PER I.B.C. 1011.1
MAX. DEAD END CORRIDOR:	20 FT. - PER I.B.C. 1017.3
MIN. CORRIDOR WIDTH:	44"

LIFE SAFETY PLAN KEY AND LEGEND	
ROOM OCCUPANT LOAD TAG ROOM AREA OCCUPANT LOAD OCCUPANCY MODIFIER	STAIR CAPACITY TAG EGRESS CAPACITY PER CODE FIRE EXTINGUISHERS FIRE EXTINGUISHER ON BRACKET FIRE EXTINGUISHER AND CABINET TRAVEL DISTANCE PATH TRAVEL PATH ID (SEE SCHEDULE) ARROW INDICATES DIRECTION OF TRAVEL

**LIFE SAFETY NOTES**  
1. SEE ELECTRICAL PLANS FOR FIRE ALARM LOCATIONS.  
2. SEE ELECTRICAL PLANS FOR EMERGENCY LIGHT LOCATIONS.  
3. PROVIDE MAXIMUM OCCUPANCY SIGNS IN SPACES OF 50 OR MORE OCCUPANTS - PER I.B.C.